034.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	428,600 / 428,600
					USE VALUE:	428,600 / 428,600
					ASSESSED:	428,600 / 428,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU YING
Owner 2:	
Owner 3:	
Street 1:	69 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SENNOTT JOHN J/ETAL -
Owner 2:	SENNOTT MAIDA V -
Street 1:	69 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,928 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Asbestos Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3928.000	118,800		309,800	428,600
Total Card	0.090	118,800		309,800	428,600
Total Parcel	0.090	118,800		309,800	428,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.31 | /Parcel: 415.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23398
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2778!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	119,000	0	3,928.	309,800	428,800	428,800	Year End Roll	12/18/2019
2019	101	FV	97,500	0	3,928.	280,800	378,300	378,300	Year End Roll	1/3/2019
2018	101	FV	97,500	0	3,928.	266,200	363,700	363,700	Year End Roll	12/20/2017
2017	101	FV	97,500	0	3,928.	232,300	329,800	329,800	Year End Roll	1/3/2017
2016	101	FV	97,500	0	3,928.	198,500	296,000	296,000	Year End	1/4/2016
2015	101	FV	77,900	0	3,928.	183,900	261,800	261,800	Year End Roll	12/11/2014
2014	101	FV	77,900	0	3,928.	152,500	230,400	230,400	Year End Roll	12/16/2013
2013	101	FV	77,900	0	3,928.	145,200	223,100	223,100		12/13/2012

PRINT

Date	Time
12/10/20	18:07:58

LAST REV

Date	Time
05/14/19	14:09:20
apro	
2778	

USER DEFINED

Prior Id # 1:	23398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SENNOTT JOHN J/	53761-458		10/30/2009		252,000	No	No		
PHELPS ERIN	25597-225		8/25/1995		124,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2009	1037	Manual	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Missed Appt.	372	PATRIOT
4/29/2009	Measured	372	PATRIOT
3/15/2000	Inspected	264	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3928		Sq. Ft.	Site		0	64.	1.23	3			Water	-10					309,797						309,800	

Total AC/HA: 0.09017 | Total SF/SM: 3928 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 309,797 | Spl Credit | Total: 309,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	4 - Vinyl	35	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.90379643
Adj $ / SQ:	122.013
Other Features:	68000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	199028
Depreciation:	80208
Depreciated Total:	118819

COMMENTS

COMMON WALL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

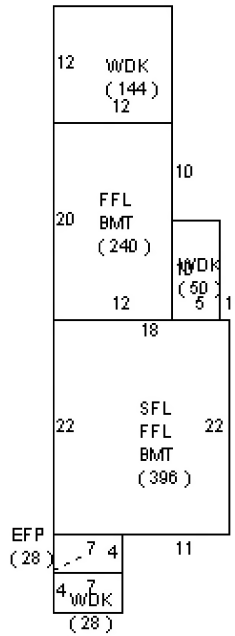
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	109.81
Special Features:	0	Val/Su Net:	61.94
Final Total:	118800	Val/Su SzAd	115.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	636	36.600	23,280
FFL	First Floor	636	122.010	77,600
SFL	Second Floor	396	122.010	48,317
WDK	Deck	222	9.490	2,108
EFP	Enclos Porch	28	65.620	1,837

Net Sketched Area:	1,918			Total:	153,142
Size Ad	1032	Gross Are	1918	FinArea	1032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

034.0-0003-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	